

Here's the Scoop!

Thinning dense stands of trees does more than reduce the risk of devastating wildfire. It increases forest health and scenic beauty while helping improve residential property values.

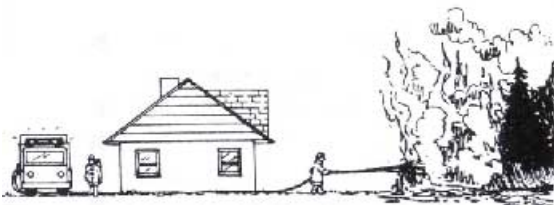
In fact, **market value increases** an average of \$200 or more dollars for each $\frac{1}{4}$ acre of properly thinned land surrounding a home or property.

A properly thinned buffer $\frac{1}{3}$ mile (.5 km) around the typical Flagstaff home can increase the overall market value nearly \$40,000.

Studies have shown that homebuyers prefer a forest with medium canopy closure and moderate tree density. This is exactly the forest treatment recommended by the Flagstaff Fire Department (FFD).

This treatment creates a forest with reduced risk of devastating wildfire, increased scenic beauty, and improved overall forest health.

There is no better time than the present to prepare for wildfire!



Forests around Flagstaff have changed dramatically in the last 100 years. Healthy forests have been replaced by dense stands of trees at greater risk to wildfire, disease and insect epidemics, and drought.

1898



Here you can see the open forests that once existed around Flagstaff.

1998



100 years later... Dense stands of trees have replaced the open pine stands that once existed around Flagstaff.

Benefits of thinning trees on your property:

- **Increased Home & Property Values**
 - Improved scenic beauty.
 - Open tree stands more appealing to homebuyers.
 - Larger and healthier residual trees.
 - Expanded views of surrounding landscape.
 - Increased sunlight reaching the forest floor.
- **Reduced Risk of Devastating Wildfire**
 - Lower risk of destructive crown fire.
 - Slower rates of spread.
 - Less intense fire.
 - Increased firefighter safety.
 - Greater ability of firefighters to successfully fight fires.
 - Reduced suppression cost.
 - Increased homeowner and neighborhood safety.
- **Improved Forest Health**
 - Increased availability of moisture, nutrients and sunlight to remaining trees.
 - More abundant growth of native plants and wildflowers.
 - Heightened resistance of trees to insects, disease, and drought.
 - Increased growth and vigor of remaining trees.
 - Improved wildlife habitat.

The Facts:

There are over 200 wildfires a year in the greater Flagstaff area. An average of 60-80 wildfires occur each year in the City alone.

Much of the Wildland Urban Interface (WUI) surrounding Flagstaff is currently rated as a moderate to high risk of catastrophic wildfire.

Fires in densely forested areas pose a significant threat to homes and businesses in the WUI, endanger the health of our forests, and jeopardize wildlife habitat, recreational opportunities, and other forest values.

In addition, studies show that dense stands of trees lower scenic quality, a key component of home and property value.

Known as Scenic Beauty to experts, this component is considered ideal in stands with medium canopy closure and moderate tree density, which is the selective thinning prescription FFD recommends.

Neighborhoods and multiple homes can benefit from a single large treatment on an adjacent or nearby parcel.



For More Information:



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or

Visit our website at:

www.flagstaff.az.gov/wildlandfire

Information used to create this brochure was developed using data published in "The Impact of Forest Density on Property Values" (Journal of Forestry 2004, Vol. 103, Number 3) and "Dollars & Sense About Your Trees" (Colorado State University, 1979).

Are You



Prepared?

Dollars and Sense

The value of thinning
your trees



Thinning trees around your house
not only reduces the risk
of destructive wildfire
but may also increase
the market value of your home.